



Staff Report BZA16-001-VA

Whitestown Crossing: RPM Machinery Indy Unpaved Surface Parking Variance

Docket BZA16-001-VA- RPM Machinery. The petitioner is requesting approval of a Variance of development standards for the purpose of allowing unpaved surface parking and storage area on the property. The subject property contains 4.3 acres and is located within Whitestown Crossing III. The property is currently seeking Development Plan approval schedule at the Plan Commission regular meeting March 14, 2016. General Industry and classified as General Business in the Comprehensive Plan. The petitioner is Innovative Engineering and the owner is Whitestown Crossing c/o Valenti Held Property Group.



History

Whitestown Crossing III is 26 acres of land intended for light commercial and professional building construction. Whitestown Crossing III was platted through the Whitestown Plan Commission in 2014.

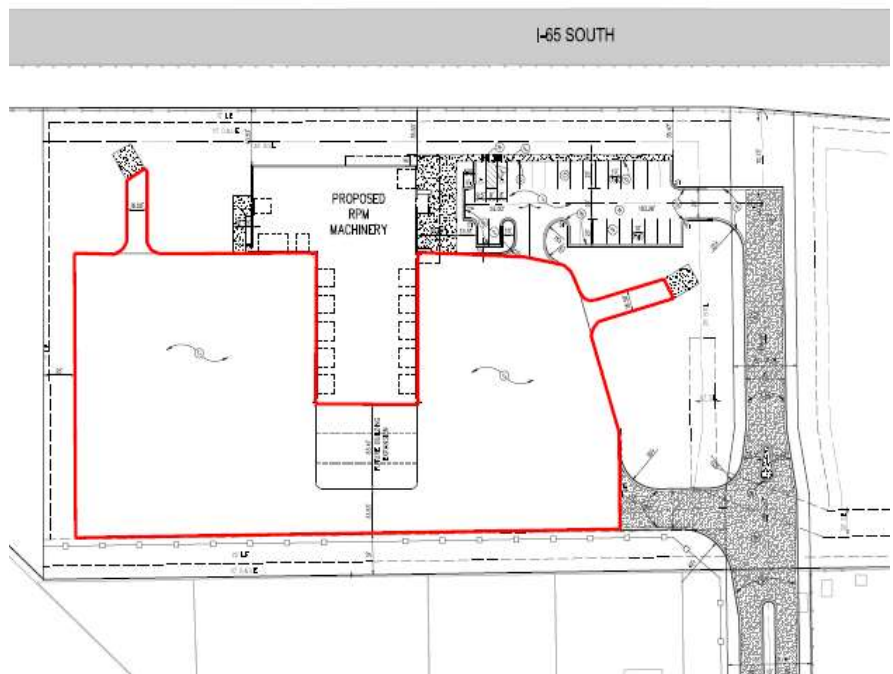
Whitestown Crossing I (located at the SW corner of SR 267 and I-65) was approved while under the jurisdiction of Boone County.

Whitestown Crossing II (located at the NW corner of SR 267 and Indianapolis Rd) was approved by the WPC in June 2011.

Concept Plan approval January 2016 from WPC. Commission encouraged Petitioner to continue conversation with affected neighbors to remedy concerns. Petitioner held public meeting with neighbors 2/11/2016.

Site Location and Proposed Development

The site is located at the northern most lot of Whitestown Crossing III, Northeast of Indianapolis Road and West of I-65. It is part of



the Whitestown Crossing III development that is designed for light commercial and professional buildings. The proposed facility use fulfills the GB zoning criteria. The area behind the building will be used to store equipment. It will be enclosed with fencing and additional landscaping requirements. **This area will be surfaced with a quality crushed stone.**

The property is currently zoned GB- General Business. The petitioner is simultaneously seeking Development Plan approval from the Plan Commission. This proposed development has been in contact with surrounding property owners per Plan Commission's request to achieve appropriate screening and buffering.

The GB- General Business zoning classification does not allow the proposed facility to incorporate unpaved surface parking or storage.

Requested Variance

Omit the requirement to prohibit unpaved surface parking and storage.

UDO, Chapter 4.4. Parking and Loading Requirements

- I. SURFACE. All parking or loading areas for five (5) or more automobiles shall be developed in accordance with the following standards:
 - a. Parking and loading areas shall be graded and **surfaced with an all-weather paving material such as asphalt, concrete, or other material** that will provide equivalent protection against potholes, erosion, and dust. However, a gravel surface may be used for a period of not exceeding one (1) year after the date of issuing the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified in this section.
 - b. All areas shall be striped and channelized as appropriate. Parking stalls shall be marked and access the lines clearly defined, including directional arrows to guide internal movement.

Decision Criteria

Per the Zoning Ordinance, *Section X.C.5.a(3)* the Board of Zoning Appeals shall use the following three decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.5, when taking action on all variance requests:

1. The variances will not be injurious to the public health, safety, morals, and general welfare of the community.

The variance for lot surface material will be in a nonpublic area of the site thereby having no effect on the general public.

2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner.

The variance for lot surface material will be in a nonpublic area of the site thereby having no effect on the general public.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variances are sought.

No hard surface material would withstand the wear of metal track equipment. Strict application of the terms of the Ordinance would essentially make it unrealistic for an equipment sales/maintenance facility to locate in the area.

Staff Recommendations

Staff recommends that the Board of Zoning Appeals **approve with conditions** the variance to omit the requirement that parking areas be paved.

Conditions:

1. *The variance would only apply to the area behind the building where heavy equipment will be stored.*
2. *Screening and landscaping buffers to be installed accordingly per the Whitestown UDO standards.*